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CITY MANAGER
DOUGLAS A. SELBY

January 24, 2003

Mr. Ovid Moore
Masonic Memorial Temple
2200 West Mesquite Avenue
Las Vegas, Nevada 89106

RE: U-0010-02 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 18, 2002

Dear Mr. Moore:

The City Council at a regular meeting held December 18, 2002 APPROVED the request for a Special Use Permit FOR A 55-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on 3.0 Acres located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue (APN: 139-29-801-005), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2002. This approval is subject to:

1. The applicant shall submit a parcel map to be approved by the Planning and Development staff prior to issuance of any permits for the billboard.
2. The off-premise advertising sign (billboard) supporting structure shall be redesigned to finish materials to complement the existing on-site building. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

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5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
6. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
7. All City Code requirements and design standards of all City departments must be satisfied.
8. Prior to the completed construction of the proposed billboard, the applicant shall construct or have constructed a traffic calming feature to be submitted to and approved by the City Traffic Engineer on Mesquite Avenue near the eastern edge of the subject property at no cost to the City of Las Vegas.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Gary Gray
P.O. Box 7397
Las Vegas, Nevada 89125-7397

Mr. John Bielinski
Ad America
2754 Highland Drive, Suite B
Las Vegas, Nevada 89109

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